



Class II Zoning Adjustment - Written Statement

October 30th, 2019

Laike Plaza Development
Liberty RD S & Hrubetz RD S
Salem, OR
Zoned CO & CR

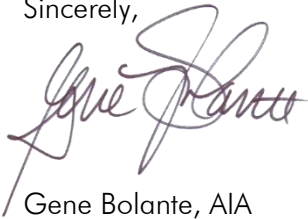
The proposed project includes the development of approximately 10,500 square feet of retail, including a building with drive-thru food service and another with 26 apartments above ground floor retail. The property is currently composed of four (4) separate parcels which is currently being consolidated into two (2) parcels through a Partition Tentative Plan, the location of the proposed interior lot line separating the two (2) parcels can be seen in the attached Site Plan. Through this Zoning Adjustment, we are proposing a reduction to the interior lot line set back for off-street parking and vehicle use from 5'-0" to 0'-0." Outlined below is how the proposed project addresses all applicable approval criteria for a Class II - Zoning Adjustment permit.

Class II - Zoning Adjustment design criteria:

- **The purpose underlying the specific development standard proposed for adjustment is clearly satisfied by the proposed development.**
 - o Other than the requested change to the Interior Lot line setback adjustment from 5'-0" to 0'-0", the proposed project meets all other off-street parking and vehicle setbacks listed under SRC 806.035.(a)-(m).
- **If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.**
 - o The proposed project is not in a residential zone, therefore the project does not need to satisfy this requirement.
- **If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone**
 - o Only one Zoning Adjustment is being requested, therefore the project does not need to satisfy this requirement.

We believe that through the findings above, the proposed project meets all applicable approval criteria for a Class II – Zoning Adjustment.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gene Bolante". The signature is fluid and cursive, with a large, stylized initial "G".

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